023.0	0002	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	665,400	/	665,400
USE VALUE:	665,400	/	665,400
ASSESSED:	665,400	/	665,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		SAWIN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FOURNIER ANTHONY &	
Owner 2:	SHOHET DIANE	
Owner 3:		
Street 1:	3 SAWIN ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	FOURNIER ANTHONY/ETAL -
Owner 2:	SHOHET DIANE -
Street 1:	3 SAWIN ST
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

Cntry:

NARRATIVE DESCRIPTION

This parcel contains 3,726 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1890, having primarily Vinyl Exterior and 1571 Square Feet, with 1 Unit, 0 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3726.000	239,300	700	425,400	665,400
Total Card	0.086	239,300	700	425,400	665,400
Total Parcel	0.086	239,300	700	425,400	665,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 423.55 | /Parcel: 423.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 14969
GIS Ref:
GIS Ref:
Insp Date: 07/22/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 023.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	239,400	700	3,726.	425,400	665,500	665,500	Year End Roll	12/18/2019
2019	101	FV	198,600	700	3,726.	452,000	651,300	651,300	Year End Roll	1/3/2019
2018	101	FV	198,600	700	3,726.	329,700	529,000	529,000	Year End Roll	12/20/2017
2017	101	FV	199,800	0	3,726.	287,200	487,000	487,000	Year End Roll	1/3/2017
2016	101	FV	199,800	0	3,726.	244,600	444,400	444,400	Year End	1/4/2016
2015	101	FV	188,100	0	3,726.	239,300	427,400	427,400	Year End Roll	12/11/2014
2014	101	FV	188,100	0	3,726.	196,800	384,900	384,900	Year End Roll	12/16/2013
2013	101	FV	188,100	0	3,726.	187,200	375,300	375,300		12/13/2012

!1882!

PRINT

Date	Time
12/10/20	17:25:51

LAST REV

Date	Time
08/23/17	08:57:45

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1882

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FOURNIER ANTHON	62314-319		7/25/2013	Convenience	10	No	No		
SIMMS WILLIAM A	32572-305		3/28/2001		314,000	No	No		
	12441-518		5/29/1973		28,500	No	No		N

USER DEFINED

Prior Id # 1:	14969
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/31/2017	352	Alterati						enclose stairwy to
12/26/2011	1905	Inter-De	37,000					
5/10/2010	411	Re-Roof	5,100					

ACTIVITY INFORMATION

Date	Result	By	Name
7/22/2017	MEAS&NOTICE	HS	Hanne S
10/29/1999	Inspected	267	PATRIOT
9/29/1999	Mailer Sent		
9/29/1999	Measured	264	PATRIOT
8/9/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3726		Sq. Ft.	Site		0	80.	1.43	1									425,423						425,400	

Total AC/HA:	0.08554	Total SF/SM:	3726	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	425,423	Spl Credit		Total:	425,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1890	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98500049
Adj $ / SQ:	172.868
Other Features:	50000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	346860
Depreciation:	107527
Depreciated Total:	239333

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3		Baths:					HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

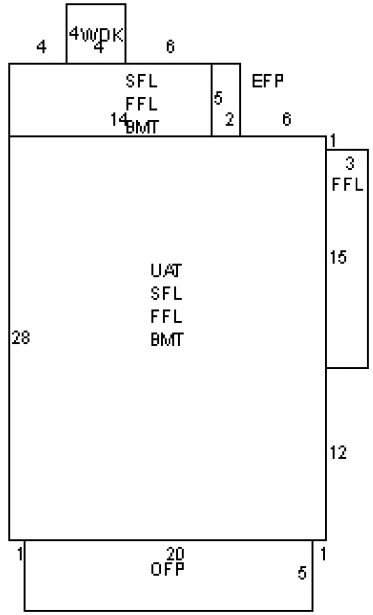
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	172.87
Special Features:	0	Val/Su Net:	100.42
Final Total:	239300	Val/Su SzAd	168.88

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	731	172.870	126,366
BMT	Basement	686	51.860	35,576
SFL	Second Floor	686	172.870	118,587
UAT	Upper Attic	154	78.650	12,113
OFP	Open Porch	100	32.510	3,251
WDK	Deck	16	15.760	252
EFP	Enclos Porch	10	71.510	715
	Net Sketched Area:	2,383	Total:	296,860
Size Ad	1417	Gross Are	2845	FinArea 1571

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	P	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 023.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1990	0.00	T	23.2	101						
19	Patio	D	Y	1	10X20	A	AV	2000	4.13	T	15.2	101			700			700

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700